



SPRING MEADOW

Estates



A PUBLICATION OF THE SPRING MEADOW ESTATES HOMEOWNERS ASSOCIATION, INC.

Do you know where your association documents are?



When you bought a home in our community, you should have received copies of all our governing documents – including the rules and regulations – prior to or at closing. Sometimes, these documents get lost among all the other papers you received at closing. And many homeowners are so involved moving into their new homes, they don't take the time to read all the fine print.

Remember - it's your responsibility to provide the association with your current

address and phone number (particularly non-residents) so that information may be provided to you. It's very important to have copies of the governing documents because you will be expected to know and comply with all rules and regulations of the community. That old expression – ignorance of the law is no excuse – isn't exactly our motto, but it does apply. You'll also want to stay informed by reading all materials provided by the association.

As a homeowner, you have a right to these documents so, if you don't have copies for any reason, let us know and we will provide them. It's our responsibility to make these documents – the bylaws, the covenants, conditions and restrictions – as easy to understand as possible, so if there is anything you don't understand, please let us know. We'll be glad to clarify any confusing language or provide other materials that answer your question.

Your community documents can be found on <http://texas.fsrconnect.com/springmeadow>. You may also call account services at 877-378-2388 if you need help with accessing the website.

Love your dog, Leash your dog



We love dogs—we really do. That's why the association is committed to enforcing the county leash law on association property. According to the U.S. Humane Society, an unleashed dog has an average life span of less than four years? Allowing your dog to run free threatens your dog's health and welfare and the happiness it brings to you.

We also love our community. That's another reason the association is committed to enforcing the county leash law—so all residents may enjoy our community.

We trust we can count on you for voluntary compliance with the leash law. We don't like to call animal control, but we won't have any choice if your dog is running free.

Dates to Remember:

TAX FREE WEEKEND
AUGUST 16-18

FIRST DAY OF SCHOOL
AUGUST 22

How to Declutter



Do you have piles of clothes, papers and "stuff" collecting in your home? You're not alone. It's time to clean up that clutter and make your abode a more enjoyable and relaxing place to live.

- Create a schedule. Depending on how high those piles are, you may not be able to accomplish the task in a single weekend. So, try tackling one room at a time. It may seem like a daunting project, but it will be less scary if you break it down into segments.
- Practice a one item in, one item out rule. When you buy an item of clothing, for example, throw out one item of clothing. Not only will it keep down the clutter, but it will also make you rethink whether you really want to buy that new item.
- Create a stress-free environment in the bedroom. That means no piles of toys and no mounds of clothes. It should be a place where you can rest without worry.
- Make cleaning up fun for kids by turning it into a game. Kids are often the clutter culprits; involve them in the process to make things neater and more organized.
- Know your vision for the room. What do you want from a room? Is it a place where you work, a space where you unwind, a playroom for the little ones or something else? If you can answer that question, you'll be able to decide what items stay and what items go.
- Try to make decluttering a part of your everyday life. If you do it at the same time every day—like before you go to bed—the piles won't accumulate and you won't have to set aside a block of time to do a major cleaning.

Weed Control



Save money on weed killers by spreading several layers of newspaper on the soil before mulching over them in the garden. This blocks weeds from growing and it helps retain moisture so you save even more by needing to water plants less.

Avoid expensive and toxic weed killers by dousing weeds with scalding water left over after boiling potatoes or pasta.

Most weeds can also be killed with an inexpensive and eco-friendly spray made from 1 gallon of white distilled vinegar mixed with 1 ounce of liquid dish soap.

Tracking Down Air Leaks



Air leaks are one of the biggest saboteurs of your energy bill. They cause your heating and air conditioning units to work overtime. But, you can increase the efficient use of energy by tracking down and eliminating sources of air leaks in your home.

How to Check for Indoor Air Leaks

Close your unit as tightly as possible—shutting doors, windows, flues, anything that vents to the outside. (Leave inside doors open.) Turn on the exhaust fans in the kitchen and bathrooms. This pulls air out of the house or unit and draws outside air in through the leaks. A common way to identify air movements is to hold a lighted incense stick near a suspect area. The smallest movement of air will cause the smoke to move. Another method is to simply hold your damp hand near potential leak sites. Air movement will feel cool.

Where to Check for Air Leaks

Any place one surface joins another (even if it appears closed) is a potential place for air to move in or out of your home—for example, where floor and walls come together, such as around baseboards or carpet edges.

Small spaces don't allow much air leakage individually, but collectively they can eat up a significant amount of energy. Check all spaces where any type of opening exists such as electrical outlets and switch plates, fireplace dampers, around pipes, attic hatches, mounted air conditioners and mail slots.

Also, be sure to check caulked edges. Don't assume they're still air tight. Caulk dries over time and shrinks. Another application might be needed.

Doors and windows are in a category of their own. If they rattle or if you can see daylight around them, they leak. Fortunately, they're easy to fix with caulking or weather stripping.

Making the Fix

Weather stripping is the simplest and least expensive means to eliminate air leaks around doors. Foam insulation is a variation on caulking that is available as an aerosol spray. It's well suited for filling large gaps like the holes where pipes or wires enter your home. (Use with caution, however; it expands significantly and can be unsightly if overdone.) For just about everything else, standard caulking is all you need. Once the job is done, test again to make sure you stopped the leak completely.

Timely Tips for August Gardeners

Summer Lawns; Feed, Mow, Prevent!

This article is offered to the gardening public and Homeowner's Association Program members free of charge, you must include the attribution provided at the bottom of the page.

The key to a great looking summer lawn is to be proactive.

For a great looking summer lawn, advance planning can be your best friend. When the summer heat hits, grass grows slower, so any damage or stress will take longer to remedy and repair. Hence, your best strategy is to keep your grass healthy and green, so that it can hold its own through the summer.

Water Only 1" Per Week.

Our Calloway's Lawn Care specialists suggest that lawns require only 1" of water per week in the summer time. That includes rainfall. When watering, water two days per week (or one if you are subject to restrictions), preferably in early morning so that the water can seep down into the ground around the roots and build a healthy root system. Excessive watering leads to waste and disease, which can spread very quickly in the warm summer months.

When Mowing, Let Those Blades Stand Tall!

When mowing in summer, most Texas varieties of grass should be left relatively long. As a matter of fact, our garden expert suggests raising your adjustable lawn-mower blade to at least 3" or the maximum height for St. Augustine; or 1" to 2" for Bermuda. Leaving the grass blades longer helps them to

handle the stress of summer heat and also helps to shade the ground at the root level, keeping the roots cooler. You may need to mow more often to keep your lawn looking tidy, but longer grass means healthy grass in summer.

Use a Top Quality Pre-Emergent and Fertilizer

You should also fertilize your lawn around the end of August, to prepare it for the fall growth period. Apply a good pre-emergent weed killer, created specifically for the warm-season grasses that we have in Texas. Then you can apply your choice of fertilizer, either Calloway's Organic Mix, Calloway's Premium Lawn Food 25-5-10 fertilizer, or Calloway's Phosphorous Free Lawn Food of 21-0-0, which helps to eliminate salt build-up in the soil and the water table.

Plan ahead for a beautiful end of summer lawn, and an even more beautiful fall season.

Find more garden tips here, or go to www.calloways.com/good-neighbor-homeowners-association-program.

HOA Savings Coupon

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a purchase of \$25
or more at regular price



That's a nifty savings!
Offer good through December 31, 2013

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One coupon per customer. Must be presented at the time of purchase. Redeemable on in store regularly priced items only. Not good for Gift Cards or with any other coupon, discount or previous purchase. No cash value. Offer expires Dec. 31, 2013.

Protect
yourself
against

West Nile Virus

Protect Yourself Now! Last year, more than 70 percent of West Nile Virus victims did not use repellent!



Stay indoors at **DUSK** and **DAWN**. This is when infected mosquitoes are most active.



Use repellent, follow label instructions and always wear repellent when outdoors.



DRESS in long sleeves and pants when you are outside. For extra protection, you may want to spray thin clothing with repellent.



DRAIN standing water in your yard and your neighborhood – old tires, flowerpots, and clogged rain gutters are just a few sites mosquitoes use to breed.

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Resale & Refinance Certificates-
(888) 679-2500
<http://fsresidential.com/Texas/Resale-And-Lender-Documents>

After hours Property Emergency number-
(877) 378-2388

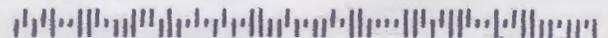
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HELLO
my name is

Hello, Our Name is FirstService Residential

Great new name. Same great people and service.

For years now, you have come to know the smiling faces and helpful nature of the property management and support teams committed to enhancing your community living experience.

Our faces are the same, our service is the same, but we have just taken on a new name and it's time to reintroduce ourselves. Hello, our name is FirstService Residential.

What's in a name...change?

On June 27, 2013, Premier officially changed its name to FirstService Residential. So what does the name change mean? When it comes to FirstService Residential, it means quite a bit.

FirstService Residential is North America's largest residential property management company supporting more than 6,000 communities and serving more than 1.5 million residents throughout North America. Our client base includes:

- Homeowner associations, cooperatives and condominiums
- Large-scale master-planned and active adult communities
- Townhouse and garden-style home communities
- Rental properties
- More luxury high-rises than any other property management company on the continent

FirstService Residential also means giving you added benefits gained from access to an expanded core of corporate resources, including:

- Aggregate purchasing power on national resources to reduce costs.
- Improve operating efficiencies and increase real estate values.
- FSRConnect™ – the industry's only fully integrated community management system uniting resident communication with property-specific amenities and security and management functions under one simple interface.
- Customer Care Center – A 24/7 call center and database populated by more than 500 community-specific questions which allows more than 90% of your questions to be answered on the very first call.

The more things change, the more they stay the same.

As you see the FirstService Residential name pop up around your community, on associates uniforms, property signage, correspondence and more. Take heart in knowing that this a change in name only and things will remain "business will as usual." The day-to-day operations of your current property management teams will remain the same, and your management teams will still be made up of the right people - caring, smart, trained, dedicated, and experienced.

For More Information

Please visit www.fsresidential.com to learn more about our company, and feel free to talk to your association manager or call our Customer Care Center 24/7 at 877-378.2388 with any questions.

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